

**Eta Iota House Corporation
Meeting Minutes**

Meeting:	2025 Annual Meeting	Location:	Zoom
Date:	03/22/2025	Time:	1300 EDT
Officers present:	Gregg Dudzinski Kyle Stuhlweissenburg David Craig Trustees: Grady Massey Larry Hesterberg Dave Fraser Derek Pizzo Scott Quinn		
Special guests:	N/A		
Total brothers in attendance:	19		

1. Approval of old minutes. Motion by Kyle Stuhlweissenburg, 2nd by Dave Fraser, unanimous.
2. Old Business
 - None
3. President's Report – Gregg Dudzinski

Welcome Brothers,

This past year has again seen completion of the house wide room renovations. It has been a long journey that could not have been accomplished without an incredible amount of effort and cooperation between the Board, Undergraduates and Alumni. I speak for myself and all Winged Sigs when I express our gratitude for all those who shared their time, talents and treasure to bring this to a successful completion.

To recap this past year we have completed the south wing room renovations which included new AC compressor, electrical, plumbing, fixtures, flooring and surfaces along with additional insulation in the crawlspace and walls. We also repaired and replaced shower caulking in main house showers. The wall in the upstairs hallway has been properly repaired and the Undergrads

had the rear chapter room doors replaced with the addition of a protective awning to protect the doors and entry.

We have also engaged a property maintenance contract with the contractor to stay on top of the day to day upkeep of our infrastructure so that small issues do not become large ones. We have also instituted the placement of an extra dumpster out back at the end of spring semester to facilitate move out. The undergrads have taken up the landscaping contract which not only helps with pride of ownership but also engages them into part of the process. After all, who owns the house? "We All Do!"

From a financial standpoint the House Corp is on solid ground with full occupancy and all financial obligations met. We are currently on track to meet and close our promissory note obligation without issue. I can not express how thankful we all are for the brothers who stepped up in our time of need, None of this would have been possible without them. .Kyle Stuhlweissenburg has done an absolutely incredible job as treasurer, thank you.

This upcoming year will be a busy one with our 55th Bday party chaired by Joby Titus and planning for additional improvements to our beloved house.

Duties performed.

4. Vice Presidents' Report – Mark O'Neill

- Planned and hosted quarterly meeting for the HC
- Had flowers/card delivered to Cheryl Schmidt, widow of brother Steve Schmidt
- Corresponded with the FL DOT requesting that our northern driveway access point remain and not sidewalk over with S. Ridgewood renovations
- Duties Performed

5. Secretary's Report- David Craig

- In the process of updating the Eta Iota H.C. website with current officers and uploading older documents

6. Treasurer's Report – Kyle Stuhlweissenburg

- See addendum for financial report.

7. Birthday Chairman - Joby Titus

- Will be held either the weekend of the 20th, or 27th
- Costs may be higher than in the past
- Needs Volunteers

8. Construction Committee's Report

- Grady Massey
 - Back lot parking is not allowed because of no easement.
 - Back lot (aprox. 28,000 sq. ft.) will need permits, grading, engineer, lights, fencing, etc.
 - Project looking to cost aprox. \$100,000
 - About 2 years out from starting project from a financial standpoint

- Gregg Dudzinski
 - Last 25% of pool deck to be repaired
 - Honor wall to be replaced
 - Groundwater coming up under the water heater. Need to dry lock, seal and Install sump pump
 - Total cost for these projects, aprox. \$10,000
 - Motion to table future construction to email vote by trustee Pizzo. Seconded by trustee Massey

9. Undergrad's Report – None present

10. New Business

- Election of House Corp Officers/Trustees.
- Motion by Trustee Pizzo to vote by acclamation for Unopposed President, Vice President, and Secretary. 2nd by Trustee Fraser. Unanimous via all present on Zoom. President Dudzinski, VP O'Neill, and Secretary Craig elected for another term.
- Treasurer - Motion by brother Wyble to allow the board to identify and elect a treasurer, since none was identified at the meeting. Seconded by Trustee Quinn. Unanimous via all present on Zoom.
- Trustee - Current trustee Larry Hesterberg was nominated for another term by brother Wyble. Seconded by Trustee Fraser. Unanimous via all present on Zoom
- Trustee - Brother James Slater nominated by brother Wyble. Seconded by trustee Quinn. Unanimous via all present on Zoom.

11. Fundraising – Brother Kingsley

- 55th birthday fund raiser – barrel of bourbon has been bought. Distilled especially for HI chapter at Copper Bottom Distillery. Will be Eta Iota branded. \$12K for the barrel. Should yield 260-270 bottles. Planning on selling bottle for \$100 each. If all sell, it should net \$15-20k

12. ****General Discussion

- President Dudzinski will reach out to VP O'Neill to start a search committee for next year's slate of officers.
- There is a need for a communications committee in order to better communicate with older alumni. There have been brothers that have passed away without many alumni knowing that it has happened.
- Eta Iota website platform needs to be updated.
- Next Semester's work week time and date will have to be finalized. Need the current house manager to be in on what needs to be accomplished.

Motion to adjourn by Trustee Pizzo, 2nd by Secretary Craig, unanimous. Meeting adjourned 1410 EDT.

Addendums



Mission Statement

To provide, protect and maintain a suitable house for the cultivation and maintenance of friendship, justice and learning for the undergraduate members of the Eta Iota chapter of Sigma Chi.

Manage the infrastructure for Alumni communication, involvement and lifelong bonds of our Brotherhood.

Facilitate these objectives through a system of synergistic management and mentorship.



House Corp Vision

- Repair relationship with undergrads.
- Have House Corp run like an actual corporation.
- Modernize how we conduct business.
- Create a capital improvement fund (not just a general maintenance fund).
- Create an environment of ownership for the undergrads.
- Enhance Eta Iota scholarship fund.
- Increase alumni involvement.
- Create a communications plan (internal, external, HC to chapter, chapter to HC).
- Web site redesign/modernization.
- Transition into a mature chapter focused on the future with reverence for the past.
- Hold contractors accountable.
- Explore professional property management.
- Rent re-evaluation.
- Create a House Construction Manager position.



Agenda

- 1300 EST
- Call to order
 - Roll call
 - Approval of minutes
 - Old business
 - Officer & Committee Reports
 - President
 - Treasurer
 - Vice President
 - Secretary
 - Fundraising
 - Construction Update
 - Pool Update
 - Undergraduates Report
 - Birthday Update
 - New business
 - Nomination and election process
 - Nominee speeches (3 min per)
 - General Discussion
 - Future Efforts
 - Other business
 - Adjourn
 - SOCIAL



Finance HC 2025



All Accounts

+ Open an Account



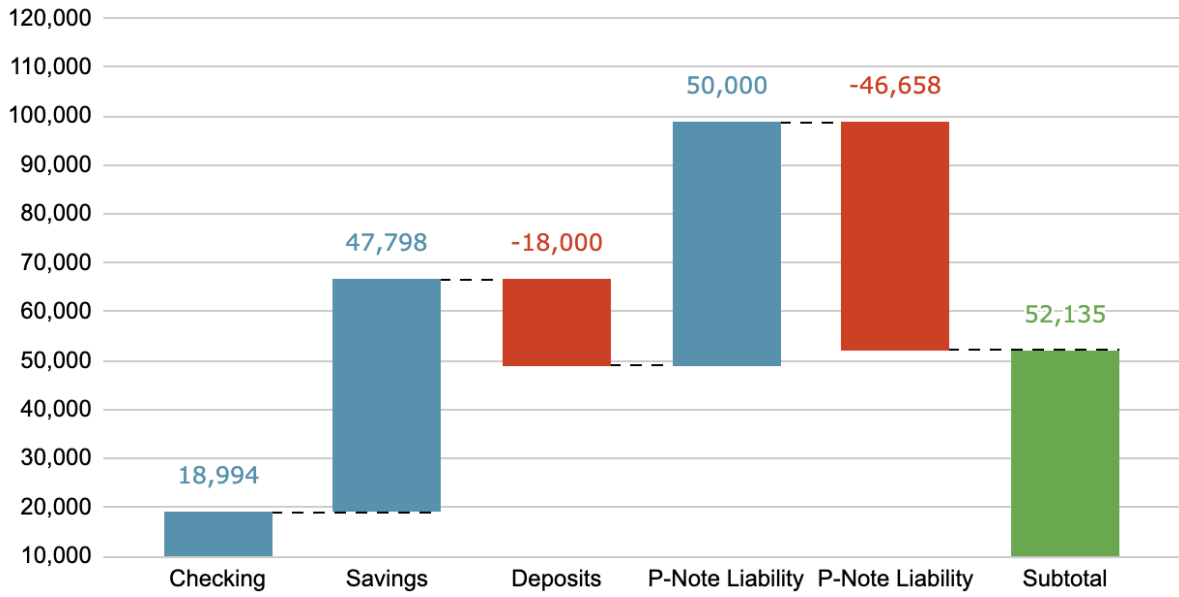
Show Only Axos Accounts

Checking		Total: \$77,337.73
	Business Checking **1525 Axos Bank *1525	\$18,993.97
	Business Checking **2566 Axos Bank *2566	\$47,798.45
	Business Money Market **1874 Axos Bank *1874	\$10,545.31
Investment		Total: \$35,996.81
AM	Eta Iota House Corporation Account Vanguard *5425	ⓘ \$35,996.81

Review of Bank Account

Account Balances

Cash Liability Total





Vanguard - VMFXX

Overview

Key facts

CUSIP	922906300
Management style	Active
Asset class	Money Market
Category	Taxable Money Market
Product type	Government
Inception date	03/13/1981
Fund Number	0033

Ratings

Risk / reward scale
 1 ————— M
 Less M
[Why should I care about risk?](#)

Price

Minimum investment	NAV Price	NAV change
\$3,000	\$1.00	\$0.00 (0.00%)
	<small>as of 06/28/2023</small>	<small>as of 06/28/2023</small>

[Expense Ratio](#)
 0.11%
as of 12/31/2022

[Daily market value](#)
\$1.0000
as of 06/28/2023

Performance

YTD returns	Compound yield
2.32%	5.16%
<small>as of 06/28/2023</small>	<small>as of 06/27/2023</small>

Product summary

Vanguard Federal Money Market Fund's investment objective is to seek to provide current income while maintaining liquidity and a stable share price of \$1. The fund invests at least 99.5% of its total assets in cash, U.S. government securities, and/or repurchase agreements that are collateralized solely by U.S. government securities or cash (collectively, government securities). As such it is considered one of the most conservative investment options offered by Vanguard. Although the fund invests in short-term U.S. government securities, the amount of income that a shareholder may receive will be largely dependent on the current interest rate environment. Investors who have a short-term savings goal and are interested in a fund that invests in securities issued by the U.S. government or its agencies may wish to consider this option.

Important Note: This fund may earn income from investments in repurchase agreements and certain other securities that are generally subject to state and local taxes.

Fund management

Vanguard Fixed Income Group



House Operations Spring 2025

Capacity: 21
 Brothers in the house: 21

Rent: \$600-850/m
 Rent Income: \$ 54,800
 Parlor Fee (40): \$ 5,700

Projected Revenue: **\$ 60,500**

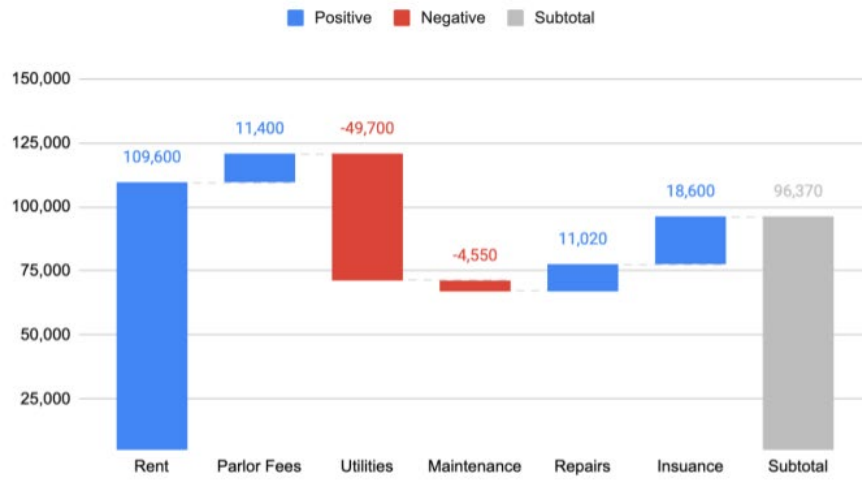


Current House Occupancy





March 2024-2025 Operations



Construction Expenses Women of Wonder

